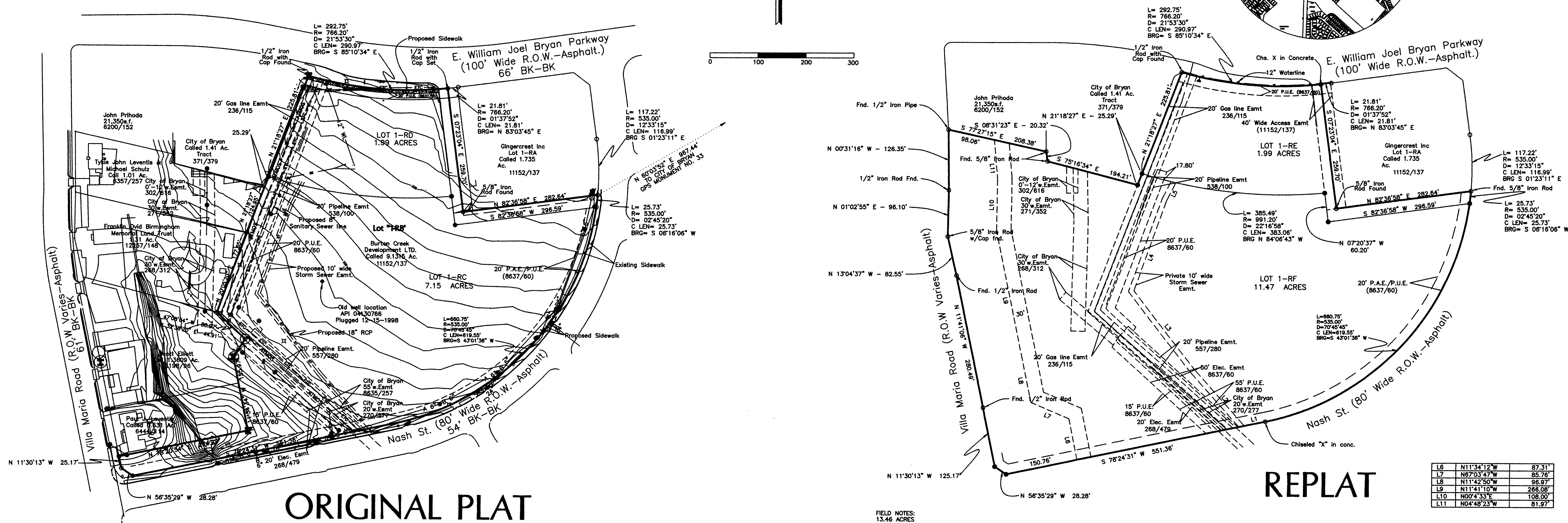


● Indicates a 1/2" Iron Rod with Cap set

- Power Pole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Water Valve
- Fire Hydrant
- ⌵ Pipeline Marker
- ⊙ Tied
- Water Meter
- Gas Meter
- x Guard Post



City Engineer, Bryan, Texas_____

I (We), Dent Magic Enterprises, LLC, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 12448, Page 235, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this _____ day of _____

(NOTARY SEAL)

Registered Professional Land Surveyor:

I (We), Burton Creek Development LTD, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 8598, Page 59, Volume 6532, Page 267 and Volume 8320, Page 266 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day and personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

(NOTARY SEAL)

City Planner, Bryan, Texas:_____

City Planner, Bryan, Texas:

13.46 ACRES

in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of the land in plot of record in Volume 12425, Page 260, Official Records of Brazos County, Texas, and being the same as the land owned by John Leventis & Michael Schulz of record in Volume 6357, Page 257, Official Records of Brazos County, Texas, and being the same as the land owned by J. Franklyn, One Bricktown Memorial Land Trust of record in Volume 12257, Page 144, Official Records of Brazos County, Texas, and being the same as the land owned by Scott Elliott of record in Volume 12198, Page 98, and 5) Being all of that land in plot of record in Volume 6444, Page 114 all being Official Records of Brazos county, Texas, and being the same as the land owned by the above named parties, and being the same as the land owned as follows:

BEGINNING at a 1/2" Iron Pipe found for the east right-of-way line of Villa Maria Road for the most westerly northwest corner, said corner being the northeast corner of said Called 1.01 acre tract, said corner also being the southwest corner of the John Phrida Called 21,350 square feet tract as described in Volume 6200, Page 152;

THENCE S 77° 27' 15" E, along the north line of said Called 1.01 acre tract a distance of 208.38 feet to a 5/8" Iron Rod found for angle point, said corner being the southeast corner of said Phrida tract;

THENCE S 81° 31' 23" E, along an east line of said Called 1.01 acre tract a distance of 20.32 feet to a 5/8" Iron Rod found for angle point;

THENCE S 75° 16' 34" E, along the north line of said Called 1.01 acre tract a distance of 194.21 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being the northeast corner of said Called 1.01 acre tract and also being the Occupied southeast corner of the City of Bryan Called 1.41 acre tract as described in Volume 371, Page 379;

THENCE N 21° 18' 27" E, along a westerly line of said Called 9.14 acre tract and the southeasterly line of said Called 1.41 acre tract a distance of 351.10 feet to a 1/2" Iron Rod with Cap found for the most northerly northwest corner;

THENCE S 75° 16' 34" E, along the north line of said Called 1.01 acre tract, said corner also being the northeast corner of said Called 1.41 acre tract, said corner also being in the southerly right-of-way line of E. William Joel Bryan Parkway, said corner being the beginning of a curve;

THENCE along said curve in a counterclockwise direction having an arc length of 292.75 feet, a radius of 786.20 feet, with a delta angle of 21°53'30", a chord bearing of S 85°10'34" E, and a chord length of 209.97 feet to a chiseled X in concrete set for a northeasterly corner, said corner being the northeasterly corner of said Colled 9.1315 acre tract, said corner also being the northwest corner of the Colled 1.735 acre tract as described in Volume 111132, Page 79, said corner also being in the southerly right-of-way line of E. William Joel Bryan Parkway;

THENCE S 82° 36' 58" E, along a southeasterly line of said Colled 9.14 acre tract, the southeasterly line of said Colled 1.735 acre tract, the southeasterly line of said Colled 1.735 acre tract a distance of 259.70 feet to a 5/8" Iron Rod found for an exterior corner, said corner being a southeasterly corner of said Colled 1.735 acre tract;

THENCE N 82° 36' 58" E, along a northeasterly line of said Colled 9.14 acre tract and the most southerly line of said Colled 1.735 acre tract a distance of 282.64 feet to a 1/2" Iron Rod with Cap set for a northeasterly corner, said corner being a northeasterly corner of said Colled 9.14 acre tract, said corner being the northeasterly corner of said Colled 1.735 acre tract, said corner also being in the northeasterly right-of-way line of Nash Street, said corner being the beginning of a curve;

THENCE along said Nash Street with Cap set in a clockwise direction having an arc length of 686.48 feet, a radius of 535.00 feet, with a delta angle of 12° 41' 05" E, a chord bearing of S 41° 38' 58" W, and a chord length of 840.34 feet to an "X" in Concrete set for the point of tangency of said curve;

THENCE S 78° 24' 04" E, along a southeasterly line of said Colled 9.14 acre tract and the northeasterly right-of-way line of Nash Street a distance of 551.36 feet to a 1/2" Iron Rod with Cap set for an exterior corner;

THENCE N 56°35'29" W, along a southeasterly line of said Colled 9.14 acre tract a distance of 28.28 feet to a 1/2" Iron Rod with Cap set for an exterior corner, said corner being a westerly corner of said Colled 9.14 acre tract, said corner also being in the northeast right-of-way line of said Villa Maria Road;

THENCE S 78° 24' 04" E, along a southeasterly line of said Colled 9.14 acre tract and the southeasterly line of said Colled 1.735 acre tract a distance of 25.17 feet passing a 1/2" Iron Rod with Cap found for a northwest corner of said Colled 9.14 acre tract and the southeasterly line of said Colled 1.735 acre tract a distance of 25.17 feet and continuing for a total distance of 125.17 feet to a 1/2" Iron Rod found for angle point, said corner being the northwest corner of said Colled 0.631 acre tract and the southwest corner of said Colled 1.3609 acre tract;

THENCE N 11° 41' 05" W, working along the northerly right-of-way line of said Villa Maria Road and the southwest line of said Colled 1.3609 acre tract a distance of 280.49 feet to a 1/2" Iron Rod found for angle point, said corner being the northwest corner of said Colled 1.3609 acre tract and the southwest corner of said Colled 1.31 acre tract;

THENCE N 102° 04' 37" W, continuing along the north right-of-way line of said Villa Maria Road and the southwest line of said Colled 1.31 acre tract a distance of 96.10 feet to a 5/8" Iron Rod with Cap found for angle point;

THENCE N 11° 41' 05" W, continuing along the northerly right-of-way line of said Villa Maria Road and the southwest line of said Colled 1.31 acre tract a distance of 96.10 feet to a 1/2" Iron Rod found for angle point, said corner being the northwest corner of said Colled 1.31 acre tract and the southwest corner of said Colled 1.01 acre tract;

THENCE N 102° 04' 37" W, along the east right-of-way line of said Villa Maria Road and the southwest line of said Colled 1.01 acre tract a distance of 126.35 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 13.46 ACRES OF LAND MORE OR LESS, according to a survey performed by the County during the month of July, 2014, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961, and worked under firm No. 100000500.

REPLAT

L6	N11°34'12"W	87.31'
L7	N67°03'47"W	85.76'
L8	N11°42'50"W	96.97'
L9	N11°41'10"W	266.08'
L10	N00°4'33"E	108.00'
L11	N04°48'23"W	81.97'

Site Address: 2762 Nash St. Bryan, Texas 77802

REPLAT
OF
LOT "1-RC" & LOT "1-RD"
BRIAR MEADOWS CREEK SUBDIVISION
PHASE III
13.46 ACRES
VOLUME 12425, PAGE 260
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' JUNE 23, 2015

OWNER: Dent Magic Enterprises, LLC
1606 S. Texas Ave.
Bryan, TX 77802
Phone No. 979-361-3368

SHEET 1 OF 1